

Exhibit H

Planning Commission Resolution Nos. 13834 (EIR), 13835 (Plan Amendment), 13836 (Rezone), 13837 (Conditional Use Permit), 13838 (ABC Conditional Use Permit), and 13839 (Planned Development Permit)

**City Council:
Costco Commercial Center Project**

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13834**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to the Costco Commercial Center Project Environmental Impact Report (EIR) SCH No. 2021100443:

WHEREAS, the Costco Commercial Center Project was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Ascent Environmental, a professional environmental consultant was contracted with to conduct the requisite studies and analyses of the potential environmental impacts and proposed mitigation measures, as applicable, for Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252; and

WHEREAS, on October 22, 2021, the Planning Department duly issued and circulated a Notice of Preparation, pursuant to CEQA Guidelines Section 15082 and Public Resources Code Section 21080.4; and

WHEREAS, on November 2, 2021, the Planning Department held a scoping meeting pursuant to CEQA Guidelines Section 15082(c) and Public Resources Code Section 21080.4 attended by members of the public and at which written or verbal comments were submitted; and

WHEREAS, on July 11, 2023, the Planning Department staff, exercising their independent judgment, completed the environmental impact report (hereinafter Draft EIR), and the City provided a Notice of Availability of the Draft EIR for public comments pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15087, for a public comment period of forty-five days; and

WHEREAS, on July 11, 2023, the City issued a Notice of Completion pursuant to Public Resources Code Section 21161 and CEQA Guidelines Section 15085; and

WHEREAS, on July 11, 2023, a public Notice of Availability of the Draft EIR was posted in the office of the Fresno County Clerk pursuant to Section 15087(d) of the CEQA Guidelines, and was published in the Fresno Bee newspaper to comply with Section 15087(a) of the CEQA Guidelines; and

WHEREAS, on July 11, 2023, the Draft EIR was distributed to the California Office of Planning and Research/State Clearinghouse in accordance with Section 15206 of the CEQA Guidelines; and

WHEREAS, the City engaged in all required posting methods beginning on July 11, 2023,

including distributing the Draft EIR to affected agencies, surrounding cities and municipalities, and all interested parties; and

WHEREAS, the City accepted all comments on all chapters of the Draft EIR received between July 11, 2023 through August 28, 2023, during which time the City received a total of one hundred and seven comment letters; and

WHEREAS, the City prepared responses to the comments received on the Draft EIR, encompassing all comment letters, responses to individual comments, as well as minor corrections, and compiled them in the January 2024 Response to Comments Document; and

WHEREAS, the City subsequently prepared a Final EIR (SCH No. 2021100443), completed February 2024 and dated February 2024 ("Final EIR" or "FEIR"), pursuant to CEQA Guidelines Sections 15088 and 15132, which includes the Draft EIR, the January 2024 Response to Comments Document (encompassing all comment letters, responses to individual comments, text revisions to the Draft EIR, as well as minor corrections), the Draft EIR, as well as all appendices to the aforementioned documents; and

WHEREAS on February 21, 2024, the Planning Commission held a duly noticed public hearing at which the Commission considered and discussed the adequacy of proposed Final EIR (which included the Draft EIR, the January 2024 Response to Comments Document, the Mitigation Monitoring and Reporting Program, and February 2024 Findings of Fact and Statement of Overriding Considerations); and

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) certification of the Final EIR and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

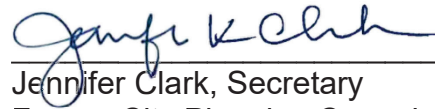
WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to uphold staff's recommendation to recommend (to the City Council) certification of the Final EIR.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024

A handwritten signature in blue ink, appearing to read "Jennifer Clark", is written over a horizontal line.

Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13834
EIR Certification Recommendation
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Certification

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13835**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to Plan Amendment Application No. P21-01960:

WHEREAS, Plan Amendment Application No. P21-01960 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Plan Amendment Application No. P21-01960 requests authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,

WHEREAS, on January 10, 2022, the Council District 2 Project Review Committee recommended approval of Plan Amendment Application No. P21-01960; and,

WHEREAS, on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and considered the Planning and Development Department's report recommending approval of the proposed special permit subject to conditions of approval; and,

WHEREAS, during the February 21, 2024 hearing, the Fresno City Planning Commission, reviewed the subject special permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) approval of the Plan Amendment Application No. P21-01960 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

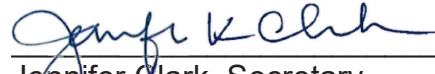
WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to uphold staff's recommendation to approve Plan Amendment Application No. P21-01960.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13835
Plan Amendment Application No. P21-01960
Filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13836**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to Rezone Application No. P21-01960:

WHEREAS, Rezone Application No. P21-01960 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Rezone Application No. P21-01960 requests authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (Community Commercial/Expressway Overlay/Urban Growth Management) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and,

WHEREAS, on January 10, 2022, the Council District 2 Project Review Committee recommended approval of Rezone Application No. P21-01960; and,

WHEREAS, on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and considered the Planning and Development Department's report recommending approval of the proposed special permit subject to conditions of approval; and,

WHEREAS, during the February 21, 2024 hearing, the Fresno City Planning Commission, reviewed the subject special permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) approval of the Rezone Application No. P21-01960 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

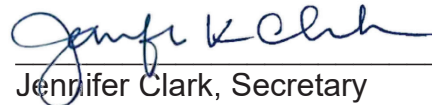
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to uphold staff's recommendation to approve Rezone Application No. P21-01960.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a

motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024

A handwritten signature in blue ink, appearing to read "Jennifer Clark", is written over a horizontal line.

Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13836
Rezone Application No. P21-01960
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13837**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to Conditional Use Permit Application No. P21-01959:

WHEREAS, Conditional Use Permit Application No. P21-01959 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Conditional Use Permit Application No. P21-01959 requests authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps. The warehouse foot print is comprised of ±163,539 square-feet for retail sales, ±4,422 square-feet for loading/receiving, ±46,834 square-feet for market delivery operation, ±3,233 square-feet of open canopy space, and ±1,188 square-feet of building envelope. The project includes 873 total parking stalls, which include 25 accessible spaces and 92 electric vehicle-ready parking stalls.; and,

WHEREAS, on January 10, 2022, the Council District 2 Project Review Committee recommended approval of Conditional Use Permit Application No. P21-01959; and,

WHEREAS, on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and considered the Planning and Development Department's report recommending approval of the proposed special permit subject to conditions of approval; and,

WHEREAS, during the February 21, 2024 hearing, the Fresno City Planning Commission, reviewed the subject special permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) approval of the Conditional Use Permit Application No. P21-01959 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

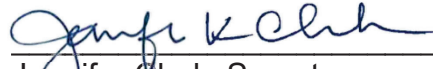
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to

uphold staff's recommendation to approve Conditional Use Permit Application No. P21-01959.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13837
Conditional Use Permit Application No.
P21-01959
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13838**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to Conditional Use Permit Application No. P21-03251:

WHEREAS, Conditional Use Permit Application No. P21-03251 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Conditional Use Permit Application No. P21-03251 requests authorization to requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license for the proposed Costco warehouse retail store that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold; and,

WHEREAS, on January 10, 2022, the Council District 2 Project Review Committee recommended approval of Conditional Use Permit Application No. P21-03251; and,

WHEREAS, on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and considered the Planning and Development Department's report recommending approval of the proposed special permit subject to conditions of approval; and,

WHEREAS, during the February 21, 2024 hearing, the Fresno City Planning Commission, reviewed the subject special permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) approval of the Conditional Use Permit Application No. P21-03251 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

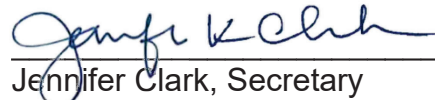
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to uphold staff's recommendation to approve Conditional Use Permit Application No. P21-03251.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a

motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13838
Conditional Use Permit Application No.
P21-03251
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13839**

The Fresno City Planning Commission, at its regular meeting on February 21, 2024 adopted the following resolution relating to Planned Development Permit Application No. P21-03252:

WHEREAS, Planned Development Permit Application No. P21-03252 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Planned Development Permit Application No. P21-03252 requests authorization to requests authorization to modify parking lot development standards for the proposed Costco warehouse retail building to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot tall fixtures; and,

WHEREAS, on January 10, 2022, the Council District 2 Project Review Committee recommended approval of Planned Development Permit Application No. P21-03252; and,

WHEREAS, on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and considered the Planning and Development Department's report recommending approval of the proposed special permit subject to conditions of approval; and,

WHEREAS, during the February 21, 2024 hearing, the Fresno City Planning Commission, reviewed the subject special permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the February 21, 2024 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend (to the City Council) approval of the Planned Development Permit Application No. P21-03252 and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

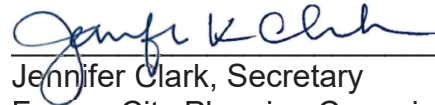
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the February 21, 2024 hearing, made a motion to uphold staff's recommendation to approve Planned Development Permit Application No. P21-03252.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a

motion by Commissioner Vang (Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Vang (Chair), Bray, Diaz, Lyday
 Noes - None
 Not Voting - Hardie (Vice Chair)
 Absent - Criner, Wagner

DATED: February 21, 2024



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13839
Planned Development Permit Application
No. P21-03252
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval